

**City of Benton City  
Special Council Workshop Meeting Minutes  
July 6<sup>th</sup>, 2017**

- A. CALL TO ORDER** Mayor Lehman called the July 6<sup>th</sup>, 2017 Special Council Workshop Meeting at the Community Center to order at 6:24 p.m. (00:00:20\*Audio recording begins) <static>
- B. PRESENTATION OF THE COLORS** Councilmember Coates and audience recite the Pledge of Allegiance. (00:01:03\*) <static> <crosstalk>
- B. ROLL CALL** (00:01:31\*)  
Councilmembers Present **Dave Sandretto**  
**Lisa Stade**  
**Vanessa Coates**  
**Jake Mokler** (In at 6:42 p.m.)
- Councilmembers Absent **Mary Lettau** (Excused – Out of town)
- City Staff Present **Stephanie Haug**, City Clerk/Treasurer
- Other Professionals Present **Eric Ferguson**, City Attorney, Kerr Law Group  
**Alan Rainey**, City Engineer, Spink Engineering, LLC
- C. RESOLUTION #2017-23 – APPROVING WRANGLER ADDITION FINAL PLAT** (00:01:55\*)  
**Ms. Haug:** We have a positive recommendation from the Planning Commission; they've reviewed the final plat under recommendation from the City Engineer, they've presented the final plat for approval tonight.
- Councilmember Coates:** <Inaudible>?
- Councilmember Stade:** How many <inaudible> will that be?
- Ms. Haug:** <Inaudible> thirty nine lots. <static>
- Councilmember Coates:** What's going to be the average house cost?
- Councilmember Stade:** Value...
- Councilmember Coates:** Value. Thank you. Purchase price.
- Ms. Haug:** I don't know.
- Councilmember Stade:** Where does this, the water tower fit within this? I don't see it?
- Ms. Haug:** It's to the west. <Crosstalk>
- Mr. Haug:** They paid park fees to <inaudible> <crosstalk> that was a condition of their <inaudible> <static>.
- <Excessive static>
- Councilmember Stade:** That's a huge area, yeah...and there's sidewalks that are already...?
- Ms. Haug:** Sidewalks go in at the time of building permit.
- Councilmember Stade:** And they give the money...wasn't there <inaudible> give the money <inaudible> and then...?
- Ms. Haug:** Nope, they just go in when <inaudible> applied for a building permit, then they <inaudible> sidewalk <inaudible> so when that <inaudible> sidewalk required to go in.
- <Crosstalk> <Static>
- Councilmember Coates:** Any discussion, Alan?
- Mr. Rainey:** I don't know if you have any questions...?
- Councilmember Stade:** So they said it's already been looked; utilities and everything <inaudible> water...septic if there's enough to support that many homes and...

**Mr. Rainey:** Yep...

**Councilmember Stade:** Put in the streets...and on something like this, since it's already zoned for homes, do the neighbors have to partici, or get to or are required to participate in any, in any <static> ?

**Councilmember Sandretto:** <Inaudible>...

**Ms. Haug:** Yeah, the preliminary plat, <inaudible> <static> required and so that notice was given to the surrounding property owners and then that's where all of this <inaudible> started <static> for our utilities and then lot value <static>. <Inaudible> final plat is just the Council saying that they've done what they agreed to do <inaudible> <static>. They've met the conditions <inaudible> <static>

**Councilmember Stade:** And then the next stage is...?

**Ms. Haug:** It gets, the final plat gets recorded and then <inaudible>...<static>

**Councilmember Stade:** <Inaudible>...<static>

**Councilmember Coates:** <Inaudible>...<static>

**Ms. Haug:** As <inaudible> part of the preliminary plat review, it was a condition of the preliminary plat review <inaudible> <static> park <static>...

**Mayor Lehman:** How much did they pay in park fees?

**Ms. Haug:** The land equivalent was...

**Councilmember Stade:** Nine point five...

**Ms. Haug:** Yeah, so it was ten, ten thousand square feet which I think was like eight thousand...

**Mr. Ferguson:** Nine hundred, sixty five dollars and eighty nine cents.

**Ms. Haug:** There you go!

**Councilmember Stade:** How much did they pay?

**Mr. Ferguson:** Eight thousand, nine hundred, sixty five dollars and eighty nine cents.

<Crosstalk>

**Ms. Haug:** The Benton City Municipal Code has formula <Inaudible> <coughing> formula <inaudible> that dollar amount.

**Councilmember Stade:** How long ago was that formula formulated?

**Mayor Lehman:** <Inaudible>...

**Councilmember Stade:** I don't remember in the last...ever...when, since I've been on Council, ever looking at that.

**Mayor Lehman:** <Inaudible>...

**Councilmember Sandretto:** Madam Mayor, I'll make a motion to accept the final plat.

**Ms. Haug:** To approve the resolution.

**Councilmember Sandretto:** Okay, sorry, to approve the Resolution 2017-23, approving the Wrangler Addition final plat.

**Councilmember Coates:** Second.

**MOTION #1- C. D. Sandretto moved and C. V. Coates seconded to approve Resolution No. 2017-23, a resolution of the City of Benton City, Washington, approving the Final Plat of the Wrangler Addition Subdivision.**

**VOICE VOTE #1- C. D. Sandretto, C. L. Stade, C. V. Coates**  
**ALL YEAS. Motion carried.**

**Councilmember Stade:** Can I request that we add that to the next meeting as far as discussion <inaudible>?

**Mr. Ferguson:** Park fees?

**Councilmember Stade:** Yeah, park fees, yes...

**Mr. Ferguson:** <Inaudible>. Mayor's already <inaudible>...

**Councilmember Stade:** Okay...

**D. PROPERTY ACQUISITION (00:07:25\* Recording paused)** <Excessive static and crosstalk> <Very poor recording quality>

**\*\* Special Council Workshop recesses at 6:32 p.m. \*\***

(Councilmember Mokler arrives at 6:42 p.m.)

**\*\* Special Council Workshop resumes at 6:42 p.m. \*\***

**E. EXECUTIVE SESSION – RCW 42.30.110(b) Real Estate Acquisition (00:08:43\*Recording resumed)**

**Mayor Lehman:** Okay, this meeting is resumed and I think we're going into Executive Session; is that right?

**Mr. Ferguson:** (Yes)...

**Mayor Lehman:** So <static> <inaudible> <crosstalk>

**Ms. Haug:** For how long will we be? <Crosstalk and laughter>

**Mr. Ferguson:** Twenty or thirty minutes?

**Ms. Haug:** Start with twenty and extend if we need to. <Crosstalk>

**Mayor Lehman:** Okay, Mr. Mokler, I understand this is <inaudible>.

**Councilmember Mokler:** So, was it last week? Randy...

**Ms. Haug:** <Inaudible> people that <inaudible>...

**Councilmember Mokler:** Sorry.

**Ms. Haug:** Let me turn the recorder off. (00:09:45\*Audio recording ends)

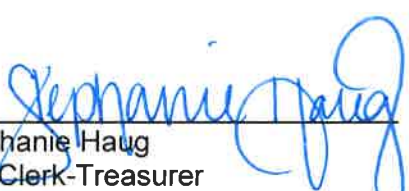
**\*\* Executive Session begins at 6:43 p.m. \*\***

**\*\* Executive Session extended ten minutes at 7:03 p.m. \*\***

**\*\* Executive Session ends at 7:13 p.m. \*\***

**F. ADJOURNMENT Mayor Lehman (\*)**

**Mayor Lehman** adjourned the July 6<sup>th</sup>, 2017 Special Council Workshop at 7:15 p.m. (\*)

  
Stephanie Haug  
City Clerk-Treasurer

  
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Linda Lehman  
Mayor, City of Benton City

Date: 7/18/17